

**ITEM 2**

6:18 p.m.

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<b>CASE:</b>	PL2016-146
<b>APPLICANT:</b>	Bloomington Central Station LLC c/o McGough Development
<b>LOCATION:</b>	8170 31 <sup>st</sup> Avenue South
<b>REQUEST:</b>	Preliminary and Final Plat for Bloomington Central Station 5th Addition; Major Revision to Final Development Plan for a 1,666 stall parking structure and surface parking improvements

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**PUBLIC HEARING DISCUSSION:**

Johnson presented the location of the property and surrounding uses. The applicant is proposing an 8-story parking ramp, with 1,655 parking stalls. In addition, they are requesting surface lot improvements, loading dock improvements and private street and utility improvements. The parking structure would be constructed in two phases for Health Partners future development. The Bloomington Central Station (BCS) Preliminary Development Plan is consistent with the Final Development Plan. A Type II Preliminary and Final Plat is requested, although it requires only City Council review and approval. The applicant is proposing to plat Lot 1 and Outlots A, B and C.

Johnson stated, the total number of stalls has decreased since the staff report has been printed. The applicant has reconfigured parking in order to accommodate the necessary ADA compliant parking stalls. The proposed number of parking stalls is above the Code required parking. The western and southern parking lots will be Code compliant in terms of landscaping, lighting, and curb and gutter. The southwest lot will include lighting but they are not intending to add landscaping and curb and gutter in order to prepare for future development.

Johnson stated, the parking structure design will consist of gray pre-cast concrete panels and will be intended to compliment the broader BCS development. The landscape plan showed plantings around the perimeter and inside the site. The applicant is proposing a landscaped pedestrian corridor that also provides emergency access. The landscape plan is eight trees below the requirement and two parking island trees are missing. The lighting plan is Code compliant and must be approved prior to Building Permit issuance. An Airport Zoning Permit is necessary due to structure and crane height. The permit is an administrative approval. Staff recommends approval of all requests (Plat request not part of the motion).

Spiess asked about the recommended motion.

Johnson said only a motion on the Final Development Plan is required.

Snyder appreciated the addition of parking for employee needs. She raised safety and security concerns with the parking structure.

Batterson asked about the pedestrian movements.

Johnson said the site plan shows a number of sidewalks that guide pedestrian access toward the plaza and western entrance of Health Partners.

Batterson asked about the future development.

Johnson stated the Preliminary Development Plan shows a connection from the parking structure to the future Health Partners addition and a proposed skyway connection from the existing Health Partners building.

The public hearing was closed via a motion.

Bennett noted the request is a good improvement and is in favor of the proposal.

Batterson liked the proposed connections for future development of the site.

Spiess made favorable comments regarding the proposal.

Spiess noted the item moves to City Council on October 24, 2016.

#### **ACTIONS OF THE COMMISSION:**

**M/Bennett, S/Snyder:** To close the public hearing. Motion carried 4-0.

**M/Bennett, S/Snyder:** In Case PL2016-146, having been able to make the required findings, I move to recommend approval of a Major Revision to Final Development Plans to construct a 1,666 stall parking structure and surface parking improvements at 8170 31st Avenue South, subject to the conditions and Code requirements attached to the staff report. Motion carried 4-0.

#### **RECOMMENDED CONDITIONS OF APPROVAL:**

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| 1. | Prior to Permit | The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of any permits (22.03(a)(2)).  |
| 2. | Prior to Permit | The Grading, Drainage, Utility, Erosion Control, Access, Traffic, Parking and Circulation plans must be approved by the City Engineer.   |
| 3. | Prior to Permit | Sewer Availability Charges (SAC) must be satisfied.  |
| 4. | Prior to Permit | A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN). |
| 5. | Prior to Permit | A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).                             |
| 6. | Prior to Permit | Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities  |

7. Prior to Permit Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508). Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
8. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
9. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
10. Prior to Permit Public drainage and utility easement must be provided on the plat as approved by the City Engineer and proof of filing must be provided to the Manager of Building and Inspection:
11. Prior to Permit Private common driveway/access and utility easement agreements be filed with Hennepin County and proof of filing provided to the Engineering Division
12. Prior to Permit A 10-foot sidewalk/bikeway easement must be provided by document along all street frontages as approved by the City Engineer.
13. Prior to Permit Sidewalk must be installed the west side of 31st Avenue South connecting to the south sidewalk of E 82nd Street. All sidewalks within the development must meet Section 21.301.04 of the City Code.
14. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
15. Prior to Permit An erosion control surety must be provided (16.05(b)).
16. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
17. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
18. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
19. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
20. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer.
21. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City
22. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
23. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
24. Ongoing The site and building improvements are limited to those shown on the approved plans in Case File #PL201600146.
25. Ongoing Alterations to utilities must be at the developer's expense.
26. Ongoing All construction stockpiling, staging, loading, unloading, drop-off, pick-

- up and parking must take place on-site and off adjacent public streets and public rights-of-way.
27. Ongoing Development must comply with the Minnesota State Accessibility Code.
28. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
29. Ongoing Three foot high parking lot screening must be provided along 30th Avenue South as approved by the Planning Manager (Sec. 19.52).
30. Ongoing Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).

The meeting adjourned at 6:37 p.m.

Prepared By: EO Reviewed By: GM, NJ

Approved By Planning Commission: 6:36pm